

Send Tax Notice to:

1224 Bennett Dr
Alabaster AL 35007

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Ninety-five Thousand and 00/100s Dollars (\$195,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Donald C. Overton, Jr. a married man, and Tammy M. Seales a/k/a Tammy Maria Seales, a married woman** (herein referred to as 1224 Bennett Drive Alabaster, AL 35007 grantor, whether one or more) whose mailing address is 309 Chestnut Lane Alabaster, AL 35007 grant, bargain, sell and convey unto, **Blake P. Manley and Opal M. Woynar** herein referred to as grantees) whose mailing address is 309 Chestnut Lane Alabaster, AL 35007 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, having an address: **1224 Bennett Dr, Alabaster, AL 35007** to wit:

From the Northeast corner of the NE¼ of SE¼ of Section 34, Township 20 South, Range 3 West run Westerly along the North boundary line of said ¼-¼ section 225.0 feet to the point of beginning of the land here-in described; thence continue Westerly along the North boundary line of said ¼-¼ section for 100 feet; thence turn an angle of 91°13'39" to the left and run Southerly 200.0 feet; thence turn an angle of 88°46'21" to left and run Easterly 100.0 feet; thence turn an angle of 91°13'39" to the left and run Northerly 200.0 feet to the point of beginning. The land being part of the NE¼ of SE¼ of Section 34, Township 20 South, Range 3 West, lying in Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

This does not constitute the homestead of the grantors or their spouses

Donald C. Overton, Jr. and Tammy Maria Seales are the surviving grantees of the Warranty Deed recorded in Instrument #20230425000120090, the other grantee Myrna Overton having died on May 20, 2023.

\$191,468.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 22 day of November, 2023

Donald C. Overton Jr.
Donald C. Overton, Jr.

Tammy M. Seales a/k/a Tammy Maria Seales
Tammy M. Seales a/k/a Tammy Maria Seales

STATE OF Alabama

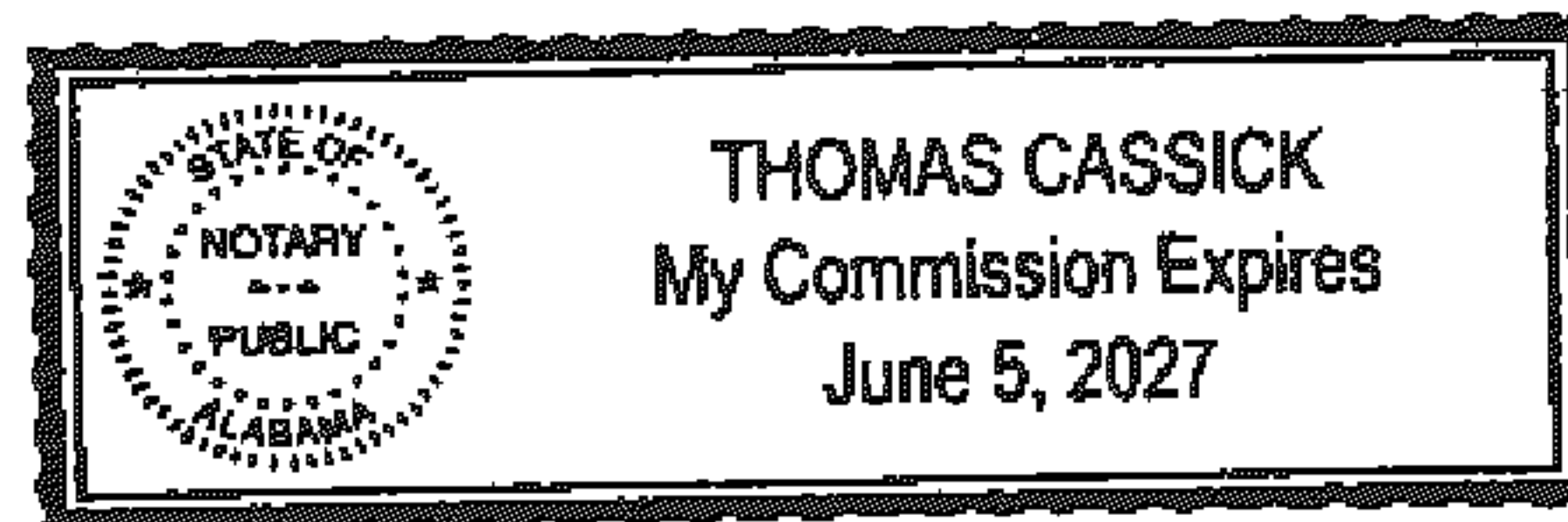
Shelby COUNTY ss:

I, Thomas Cassick, a Notary Public in and for said county in said state, hereby certify that **Donald C. Overton, Jr. and Tammy M. Seales a/k/a Tammy Maria Seales** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 22 day of November, 2023

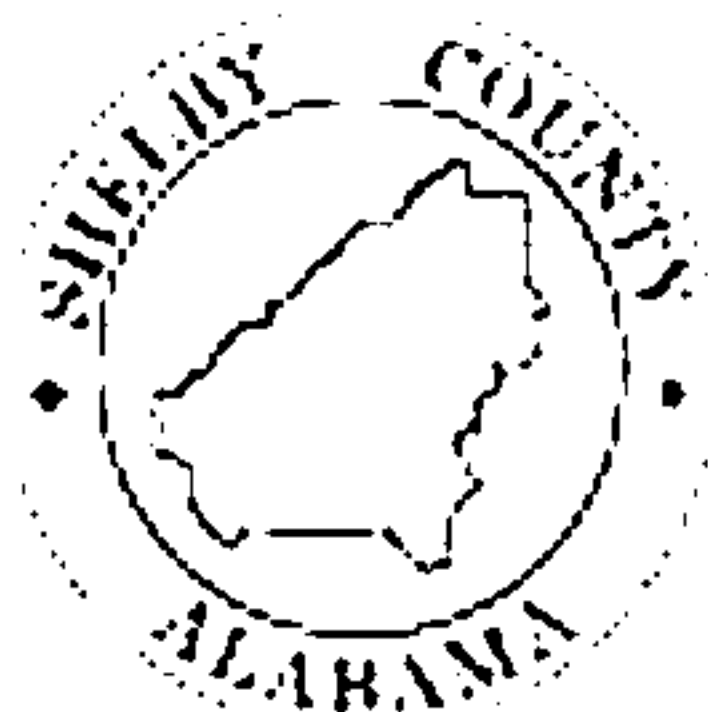
My Commission Expires: 6/5/2027

Thomas Cassick
Notary Public



(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATB3950



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/22/2023 01:51:29 PM
\$30.00 BRITTANI
20231122000341870

Allen S. Bayl